

Preliminary Land Use Service (PLUS)

Delaware State Planning Coordination

540 S. DuPont Highway • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Please complete this "PLUS" application in its entirety. All questions must be answered. If a question is unknown at this time or not applicable, please explain. Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090. Possible resources for completing the required information are as follows:

www.state.de.us/planning
www.dnrec.state.de.us/dnrec2000/
www.dnrec.state.de.us/DNRECEis/
datam1.udel.edu/
www.state.de.us/deptagri/

1. Project Title/Name: <u>Nassau Gardens</u>			
2. Location: <u>South side of SCR 266 (New Rd.)</u>			
3. Parcel Identification #: <u>2-24-5.00, Parcels 77+78</u>		4. County or Local Jurisdiction Name: <u>Sussex</u>	
5. Owner's Name: <u>Don + Lyn Webster</u>			
Address: <u>15 Sorey Road</u>			
City: <u>Rehoboth Beach</u>	State: <u>DE</u>	Zip: <u>19971</u>	
Phone: <u>(302) 226-2333</u>	Fax: <u>(302) 226-3465</u>	Email: <u>donlynwebb@earthlink.net</u>	
6. Applicant's Name: <u>(same)</u>			
Address:			
City:	State:	Zip:	
Phone:	Fax:	Email:	
7. Engineer/Surveyor Name: <u>DC Group</u>			
Address: <u>18072 Davidson Drive</u>			
City: <u>Milton</u>	State: <u>DE</u>	Zip: <u>19968</u>	
Phone: <u>(302) 684-8030</u>	Fax: <u>(302) 684-8054</u>	Email: <u>pwesthella@dcengineering.com</u>	
8. Please Designate a Contact Person, including phone number, for this Project: <u>Paul Westhelle</u>			

Information Regarding Site:

9. Area of Project(Acres +/-): 1.24

10. According to the State Strategies Map, in what Investment Strategy Level is the project located? ☐ Community ☐ Developing ☒ Environmentally Sensitive
☒ Secondary Developing ☐ Rural

11. Any previous applicants? No ☐ Yes ☐ No

12. Present Zoning: C-1

13. Proposed Zoning: C-1

14. Present Use: SF residence, agricultural

15. Proposed Use: MF residential

16. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances:

Unknown

17. Comprehensive Plan recommendation:

If in the County, which area, according to their comprehensive plan, is the project located in:

New Castle ☐Kent ☐Sussex ☒Suburban ☐Inside growth zone ☐Town Center ☐Suburban reserve ☐Outside growth zone ☐Developing ☐Other ☐Environ. Sensitive Dev. District ☒Low Density ☐18. Water: ☐ Central (Community system) ☐ Individual On-Site ☒ Public (Utility)

Service Provider Name:

What is the estimated water demand for this project? 14 EDU'S

How will this demand be met? ~~Lewes Board of Public Works~~ Tidewater Utils.19. Wastewater: ☐ Central (Community system) ☐ Individual On-Site ☒ Public (Utility)

Service Provider Name:

~~Lewes Board of Public Works~~ Sussex County.

20. If a site plan please indicate square footage: 23,152 sq. ft. habitable

21. If a subdivision: ☐ Commercial ☐ Residential ☐ Mixed Use

22. Number of Lots: n/a Gross Density of Project: 11.29 du/acre Net Density: 11.29 units/acre

Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..

23. Number of renter-occupied units: Unknown
 Number of owner-occupied units: Unknown

Target Population (check all that apply):

Renter-occupied units

☒ Family

☒ Active Adult (check only if entire project is restricted to persons over 55)

Owner-occupied units

☒ First-time homebuyer – if checked, how many units

☒ Move-up buyer – if checked, how many units

☒ Second home buyer – if checked, how many units

☒ Active Adult (Check only if entire project is restricted to persons over 55)

24. Present Use: % of Impervious Surfaces: 0
 Square Feet: 0

Proposed Use: % of Impervious Surfaces: 60.1%
 Square Feet: 32,295 ±

25. What are the environmental impacts this project will have?

How much forest land is presently on-site? none How much forest land will be removed? none

Are there known rare, threatened, or endangered species on-site? ☐ Yes ☒ No

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? ☐ Yes ☒ No

Does it have the potential to impact a sourcewater protection area? ☐ Yes ☒ No

26. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)? ☐ Yes ☒ No

Will this project contribute more rainwater runoff to flood hazard areas than prior to development? ☐ Yes ☒ No If "Yes," please include this information on the site map.

27. Are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? ☐ Yes ☒ No

Are the wetlands: ☐ Tidal Acres
☐ Non-tidal Acres

If "Yes", have the wetlands been delineated? ☐ Yes ☐ No

Has the Army Corp of Engineers signed off on the delineation? ☐ Yes ☐ No

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? ☐ Yes ☒ No If "Yes", describe the impacts:

Will there be ground disturbance within 100 feet of wetlands ☐ Yes ☒ No

28. Are there streams, lakes, or other natural water bodies on the site? ☐ Yes ☒ No

If the water body is a stream, is it: ☐ Perennial (permanent) ☐ Intermittent ☐ Ephemeral (Seasonal)

If "Yes", have the water bodies been identified? ☐ Yes ☐ No

Will there be ground disturbance within 100 feet of the water bodies ☐ Yes ☐ No If "Yes", please describe :

29. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)?

☐ Yes ☒ No

If yes, please list name:

30. List the proposed method(s) of stormwater management for the site: *2 infiltration areas*

Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.):

Will development of the proposed site create or worsen flooding upstream or downstream of the site? ☐ Yes ☒ No

31. Is open space proposed? ☐ Yes ☒ No If "Yes," how much? Acres Square Feet

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)?

Where is the open space located?

Are you considering dedicating any land for community use (e.g., police, fire, school)? ☐ Yes ☒ No

32. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? ☐ Yes ☒ No If "Yes," what are they?

33. Is any developer funding for infrastructure improvement anticipated? ☐ Yes ☐ No If "Yes," what are they?

34. Are any environmental mitigation measures included or anticipated with this project? ☐ Yes ☒ No

Acres on-site that will be permanently protected

Acres on-site that will be restored

Acres of required wetland mitigation

Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed

Buffers from wetlands, streams, lakes, and other natural water bodies

35. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? ☐ Yes ☒ No

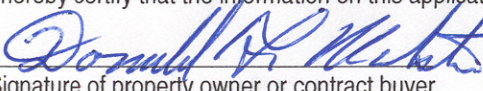
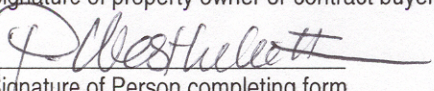
36. Will this project generate additional traffic? ☒ Yes ☐ No

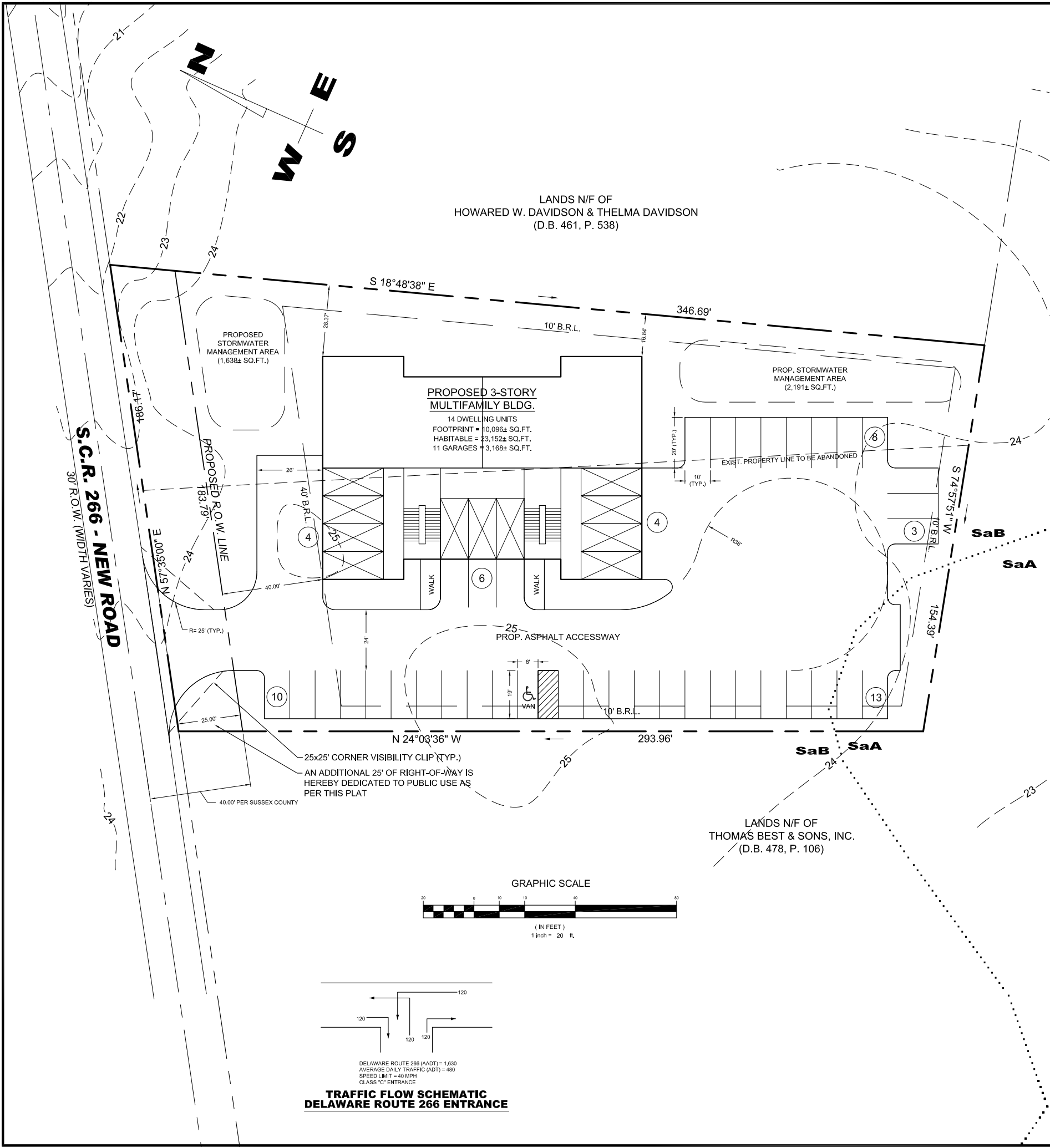
How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume the peak season *124 Ave*

What percentage of those trips will be trucks, excluding vans and pick-up trucks? *< 1%*

37. Will this project connect to public roads? ☒ Yes ☐ No

Please describe the road in front of the development: Lanes ; width ; shoulders *(2) 12' lanes*

38. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
39. What potential is there to connect this project to existing or future development on adjacent lands? <i>little</i>
40. Are there existing or proposed sidewalks? <input type="checkbox"/> Yes <input type="checkbox"/> No; bike paths <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Is there an opportunity to connect to a larger bike/pedestrian network? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
41. Is this site in the vicinity of any known historic/cultural resources or sites <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Has this site been evaluated for historic and/or cultural resources? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Will this project affect, physically or visually, any historic or cultural resources? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," please indicate what will be affected (Check all that apply) <input type="checkbox"/> Buildings/Structures (house, barn, bridge, etc.) <input type="checkbox"/> Sites (archaeological) <input type="checkbox"/> Cemetery Would you be open to a site evaluation by the State Historic Preservation Office? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
42. Are any federal permits, licensing, or funding anticipated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
43. How are you coordinating with other public/private projects in your area? <i>No</i> Are you willing to discuss interconnectivity? <i>Possibly</i>
44. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please List them:
45. Please make note of the time-line for this project: <i>To be determined by owner</i>
I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge. <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;">  Signature of property owner or contract buyer </div> <div style="width: 45%; text-align: right;"> <i>6/18/04</i> Date </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;">  Signature of Person completing form (If different than property owner) </div> <div style="width: 45%; text-align: right;"> <i>6/17/04</i> Date </div> </div>
This form should be returned to the Office of State Planning electronically at Dorothy.morris@state.de.us along with an electronic copy of any site plans and development plans for this site. Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. A signed copy should be forwarded to the Office of State Planning, 540 S. DuPont Highway, Ste. 7, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. Please be sure to note the contact person so we may schedule your request in a timely manner.



SITE DATA:	
TAX MAP NUMBER	3-34-5, PARCELS 77 & 78
TOTAL SITE AREA	53,778.2 SQ.FT. = 1.24± AC.
CURRENT ZONING	C-1
PROPOSED ZONING	C-1
PROPOSED USE	MULTI-FAMILY DWELLINGS
REQUIRED SETBACKS (B.R.L.):	
FRONT	40 FT. FROM RD. CENTERLINE + 40 FT.
SIDE	10 FT.
REAR	10 FT.
BUILDING ENVELOPE	35,450.1± SQ.FT. = 0.81± AC.
GROSS DENSITY	11.3 UNITS/ AC.
EASEMENTS	N/A
ON-SITE ROAD R.O.W.	N/A
WETLANDS	N/A
NET DENSITY	11.3 UNITS/ AC.
FRONTAGE CONVEYANCE TO R.O.W.	0.11± AC.
PROPOSED PAVED AREA	21,969.8± SQ.FT. = 0.50± AC.
PROPOSED BUILDING FOOTPRINT	10,096 SQ.FT.
PROPOSED BUILDING HEIGHT	42 FT. (MAX.)
PROPOSED OPEN SPACE	0.50± AC.
STORMWATER MANAGEMENT	3,829± SQ.FT. = 0.09± AC.
TOTAL DWELLING UNITS:	14
HABITABLE SPACE	23,150 SQ.FT.
PARKING REQUIRED	42
PARKING PROVIDED	48
WATER SUPPLY	PUBLIC - TIDEWATER UTILITIES
SANITARY SEWER	PUBLIC - SUSSEX COUNTY

- NOTES:
- ALL PROPOSED WALKWAYS AND PAVEMENT SHOWN ARE TO BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS A HOMEOWNERS ASSOCIATION CAN PROVIDE FOR SAID MAINTENANCE.
 - ALL STORMWATER MANAGEMENT FACILITIES SHALL BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS A HOMEOWNERS ASSOCIATION CAN PROVIDE FOR SAID MAINTENANCE.
 - BASED UPON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 10005C0195 F, DATED JUNE 16, 1995: THE ENTIRE PROPERTY IS LOCATED IN AN AREA DESIGNATED AS ZONE "X" (UNSHADED), WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
 - EXISTING CONTOURS SHOWN WERE TAKEN FROM A FIELD SURVEY BY DESIGN CONSULTANTS GROUP, L.L.C. PERFORMED IN 2004.
 - COMMON AREA: AN AREA OWNED AND USED IN COMMON BY RESIDENTS OF THE SUBDIVISION FOR RECREATION, LANDSCAPING AND STORMWATER MANAGEMENT.
 - SOILS: BASED UPON SURVEY MAPS COMPILED IN 1971 BY THE U.S.D.A. SOILS CONSERVATION SERVICE AND THE DELAWARE AGRICULTURAL EXPERIMENTATION STATION, SITE SOILS CONSIST OF THE FOLLOWING:

SaA - SASSAFRAS SANDY LOAM, 0-2% SLOPE
SaB - SASSAFRAS SANDY LOAM, 2-5% SLOPE

WETLANDS CERTIFICATION:
I, KENNETH W. REDINGER, CERTIFY THAT THIS PROPERTY HAS BEEN EXAMINED FOR JURISDICTIONAL WETLANDS IN ACCORDANCE WITH CRITERIA FOUND IN THE 1987 U.S. ARMY CORPS OF ENGINEERS' (USACE) WETLAND DELINEATION MANUAL AND GUIDANCE DOCUMENTS RELEASED OCTOBER 7, 1991 AND MARCH 6, 1992. AN ONSITE REVIEW WAS CONDUCTED FOR THIS SITE AND IN MY BEST PROFESSIONAL JUDGEMENT NO FEDERALLY REGULATED WETLANDS WERE FOUND WITHIN THE PROJECT AREA.

KENNETH W. REDINGER
ATLANTIC RESOURCE MANAGEMENT, INC.
3 DIVISION STREET
ONANCOCK, VA, 23417
(757)789-3481

OWNER CERTIFICATION:
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE MY ACT, AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

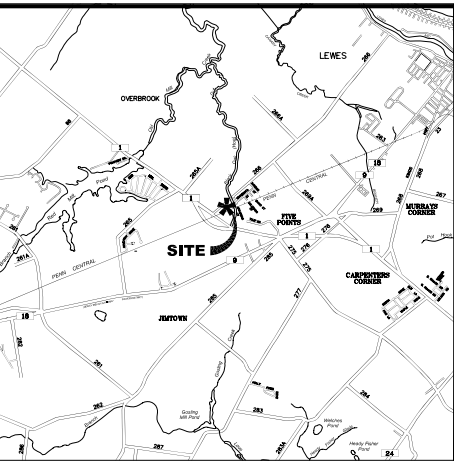
DON AND LYN WEBSTER
15 SUREY ROAD
REHOBOTH BEACH, DELAWARE 19971
(302) 226-2333
FAX: (302) 226-3465

APPROVED BY:

CHAIRMAN OR SECRETARY OF PLANNING AND ZONING COMISSION

PRESIDENT OF SUSSEX COUNTY COUNCIL

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH THE APPLICABLE ORDINANCES OF SUSSEX COUNTY AND LAWS OF THE STATE OF DELAWARE.	PROFESSIONAL SEAL
DESIGN CONSULTANTS GROUP, L.L.C. 18072 DAVIDSON DRIVE MILTON, DE 19968 (302) 684-8030	DATE

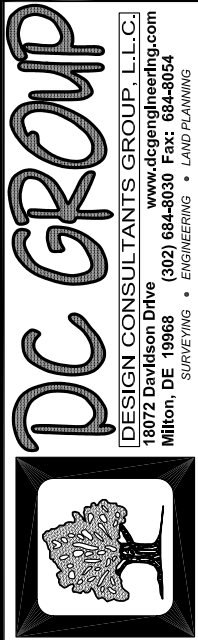


VICINITY MAP
1" = 1 MILE

REVISIONS

PRELIMINARY SITE PLAN











NASSAU GARDENS
LEWES AND REHOBOTH HUNDRED, SUSSEX COUNTY, DELAWARE

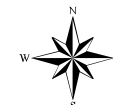
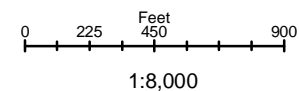


DESIGNED BY: D.C. GROUP	DATE
SURVEYED BY: D.C. GROUP	
DRAWN BY: EPH	
CHECKED BY: EPH	
JOB #: 040415	
SCALE: 1"= 20'-0"	
TAX MAP: 3-34-5, PARCELS 77 & 78	
DATE: JULY 1, 2004	

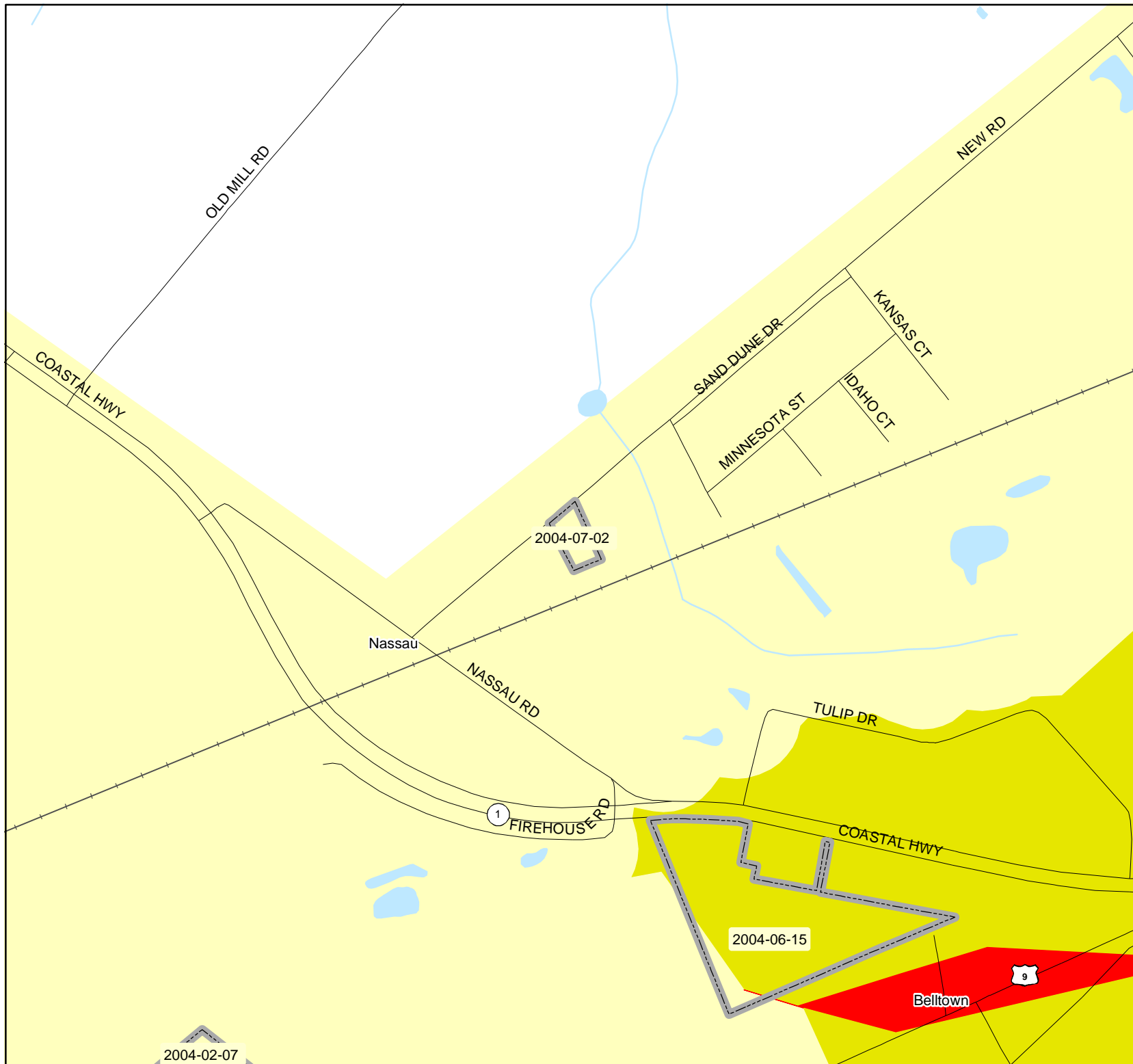
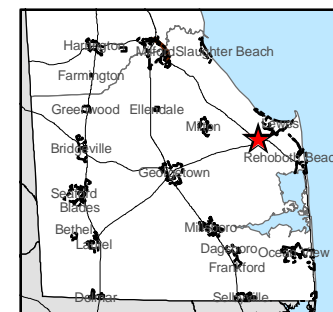
Preliminary Land Use Service (PLUS)

Nassau Gardens
2004-07-02

-  Project Area
-  Municipalities
-  Public-Owned
-  Ag District
-  Purchased Dev. Rights
- State Strategy Level**
-  Community
-  Developing Area
-  Secondary
-  Sensitive
-  Rural



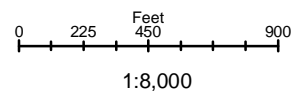
Produced by the Delaware Office of
State Planning Coordination.
www.state.de.us/planning



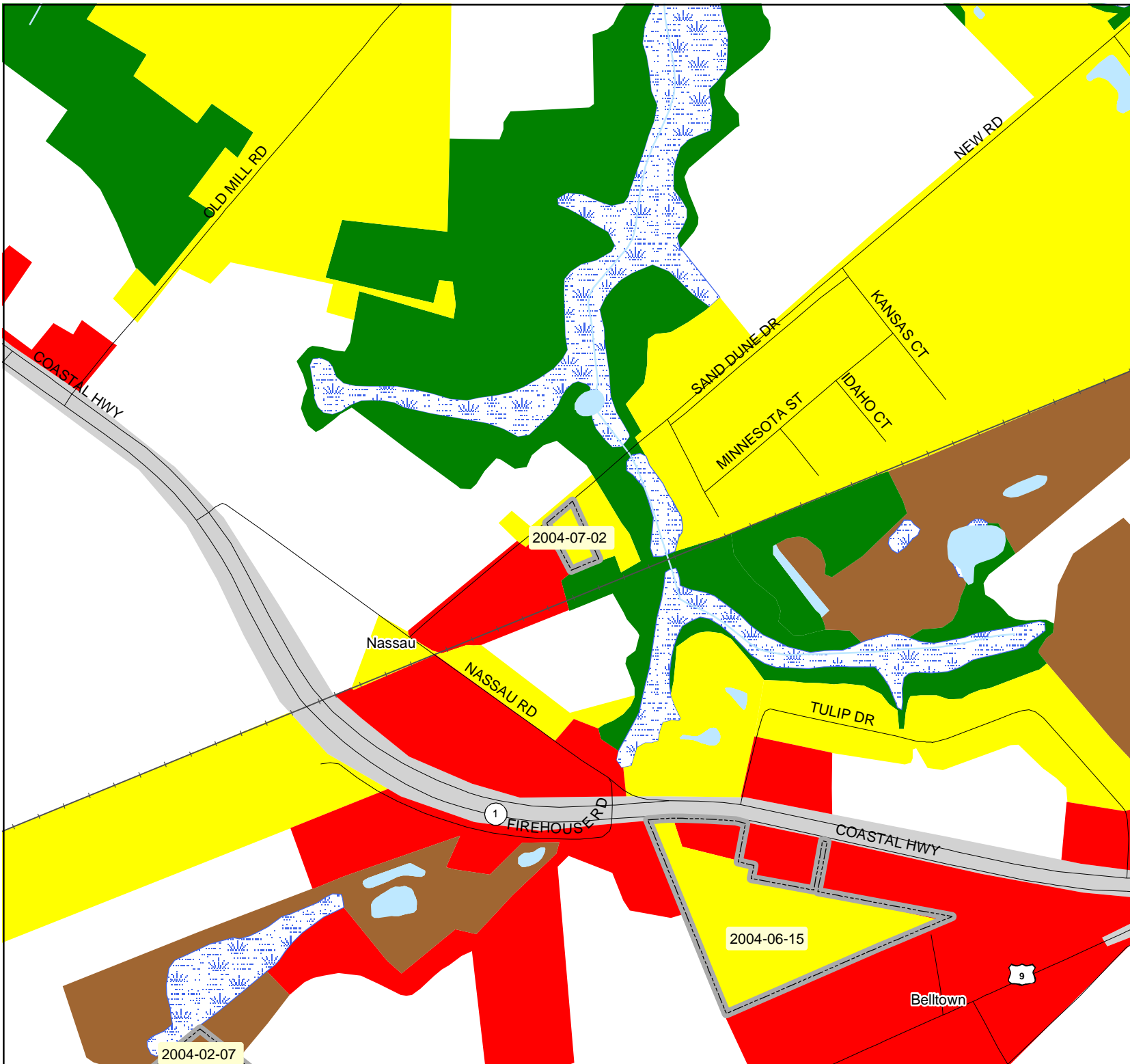
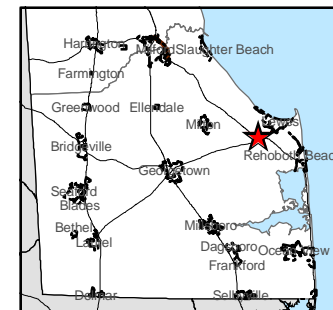
Preliminary Land Use Service (PLUS)

Nassau Gardens
2004-07-02

-  Project Area
-  Municipalities
- 2002 Land Use/Land Cover**
-  Residential
-  Commercial/Urban
-  Industrial
-  Trans./Comm./Utilities
-  Institutional/Governmental
-  Recreational
-  Agriculture
-  Scrub/Clear Cut
-  Forest
-  Water
-  Wetlands/Wet Woods
-  Beach/Sandy Area
-  Extraction/Transition



Produced by the Delaware Office of
State Planning Coordination.
www.state.de.us/planning



Preliminary Land Use Service (PLUS)

**Nassau Gardens
2004-07-02**

2002 False-Color
InfraRed Orthophotography

 Project Area
 Municipalities



0 225 Feet
450 900

1:8,000



Produced by the Delaware Office of
State Planning Coordination.
www.state.de.us/planning

